

# **TOWN OF UNION**

## **Board of Adjustment**

### **Minutes for April 9, 2007**

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The Town of Union Board of Adjustment meeting was called to order at 6:36 p.m. on Monday, April 9, 2007 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI by David Pestor. The other Board member present was Stephen Lentz. Other people present included Ron Combs, Land Surveyor; Scott George, Evansville Water & Light; James Haddinger, neighbor; Matt, Mr. Haddinger's grandson; and Kim Gruebling.

**Stella Krumwiede, 6516 N. Weary Rd., Evansville, WI 53536 is requesting a variance from the Town of Union Zoning Ordinance Section 17.06(4)(A) in order to allow two parcels to be created from one A1 parcel that is 35.24 acres. Each parcel would remain A-1 as non-conforming A-1 parcels since they would both be under the required 35 acres for A1 zoning. Lot #1 for an electrical substation would be 3.1 acres. Lot #2 (remainder of existing parcel) would be 31.5 acres. The Town Board and Plan Commission have already approved the conditional use for the 3.1 acres to have a electrical substation built upon it by the Evansville Water & Light contingent upon the Board of Adjustment's decision.**

Ron Combs explained the history of this request and why the application has now come before the Board of Adjustment.

Public Hearing Opened: James Haddinger noted his concern for a substation being placed within 100 yards of his dairy farm which has been in his family for 60 years. Mr. Haddinger noted he had not been notified of this request prior to receiving the letter for this request. Clerk O'Leary stated his name was on the same mailing list used before. A copy of the January 19, 2007 letter was shown to Mr. Haddinger and he stated he received no such letter.

It was clarified that there currently is a high voltage line already running along the side of his property.

Scott George of Evansville Water and Light stated that the power company's engineer looked into this and that he stated it shouldn't pose a problem.

James asked what preventative measures will be taken. Scott noted that the area around the substation will be grounded. James stated that he has no problem currently with stray voltage that he is aware of and has not had it checked out recently. Scott stated that this is something they can test. There is no fee for this service.

James Haddinger asked if they could guarantee no electrical pollution, specifically objectionable current, stray voltage and electrical field. Scott stated he couldn't make any guarantee but that he could get Forester Engineering out of Oregon to investigate the situation.

David Pestor felt Mr. Haddinger's concerns should be addressed.

Clerk O'Leary stated that the Plan Commission has already approved the conditional use permit for the substation contingent upon the rezoning of the property.

Ron Combs recommended tracking of milk production pre and post installation so that the issue can be addressed if problems occur.

Ray Weigand joined the meeting at 7:12 p.m.

Public Hearing Closed: David Pestor made a motion to approve the A1 non-conforming lot size with the stipulation that the utility test the farm for stray voltage right away and after the substation is up and running to return to see if there is a problem with stray voltage. Second by Ray Weigand. Motion passed by unanimous 3-0 voice vote.

Mr. Haddinger's grandson mentioned that in 1979 stray voltage was a problem. Scott George recalled this was an issue with a meter.

Mr. Haddinger stated that he would like something in writing.

Kim Gruebling noted that the condition may be beyond the authority of the Board of Review. David Pestor read the Board of Adjustment/Appeals Finding Form which states the Board of Review can impose stipulations for approval.

Scott George stated he would like Forester to determine the best route to follow in keeping on top of the issue.

Stephen Lentz moved to adjourn. Second by David Pestor. Meeting adjourned at 7:23 p.m.

Respectfully Submitted by  
Linda O'Leary, Clerk

Note: After adjournment, James Haddinger reiterated that he has significant concerns and would like a written agreement for handling the issue of stray voltage if it appears.